



13.31 ACRE SITE ON FOWLER AVE AT I-75- IDEAL FOR INDUSTRIAL PARK

HIGHLY VISIBLE 2 PARCELS AT FOWLER AVE/ I-75 - SELLER FINANCING

9031 122nd Ave, Tampa, FL 33637

SALE BROCHURE • APRIL 02, 2024

Swapna Shah

813.789.4142

swapna@grimaldicommercialrealty.com

Kari L. Grimaldi/ Broker

813.882.0884

kari@grimaldicommercialrealty.com

Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884
grimaldicommercialrealty.com



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INDUSTRIAL / COMMERCIAL DEVELOPMENT SITE



OFFERING SUMMARY

Sale Price: \$1,400,000.00

Lot Size: 13.31 Acres Total (2
Parcels)

Zoning: AR with FLU of SMU-6

Market: Tampa

PROPERTY OVERVIEW

Highly Visible 13.31 Acre Site on Fowler Avenue at I-75 with 139,000 Cars Per Day/ ADT Short Term Seller Financing Available.

Current Zoning: AR (Agricultural Rural) / Commercial-Industrial Zoning Potential.

Future Land Use: SMU-6 (6 units/ acre for residential)

FAR: 0.5 - With 20% usage for roads and retention and .5 FAR - Approximately 232k SF of Warehouse Potential.

Approximately 1,600 LF frontage on Fowler Ave & I-75 ramp with Access from Morris Bridge Rd. NE Corner of the E Fowler Ave and I-75 intersection. Closest Sewer and Water Connection is approximately 1,860 LF to the first lot, or 2,690 LF to the second lot - see additional details per lot below.

A 4" Well dug to 240-260 Feet with 20 feet of casing is onsite.

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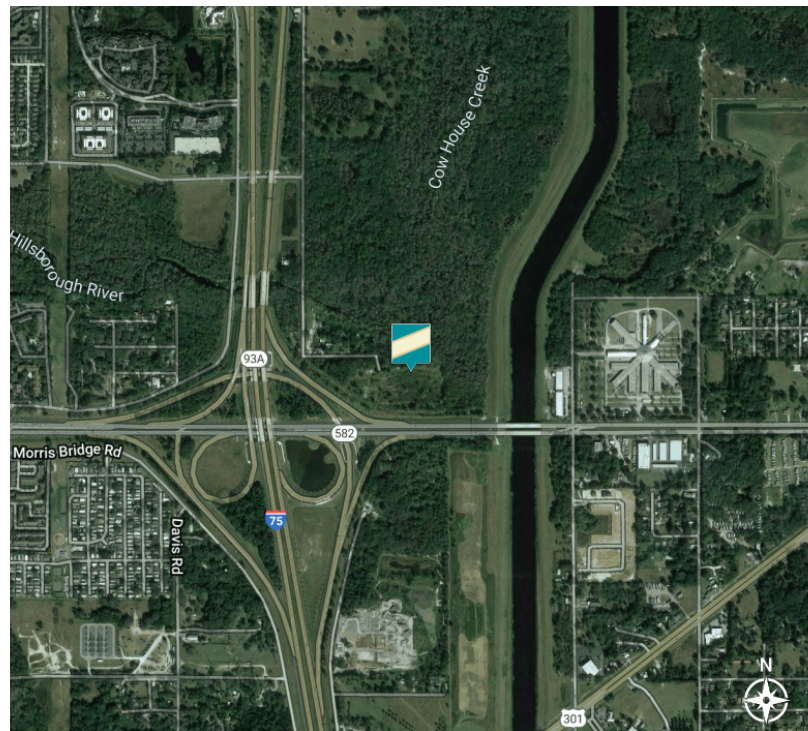


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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Highly Visible 13.31 Acre Site on Fowler Avenue at I-75 with 139,000 Cars Per Day/ ADT
- SELLER FINANCING AVAILABLE .
- Willing to sell 4.75 and 8.56 acre lots separately
- Current Zoning: AR (Agricultural Rural) / Commercial-Industrial Zoning Potential
- Future Land Use: SMU-6 (6 units/ acre for residential)
- FAR: 0.5 - With 20% usage for roads and retention and .5 FAR - Approximately 232k SF of Warehouse Potential
- Approximately 1,600 LF frontage on Fowler Ave & I-75 ramp with Access from Morris Bridge Rd.NE Corner of the E Fowler Ave and I-75 intersection
- A 4" Well dug to 240-260 Feet with 20 feet of casing is onsite.



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PROPERTY DESCRIPTION

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Highly Visible 2 Parcels totaling 13.31 Acre Site on Fowler Avenue at I-75 with Future Land Use: SMU-6 = .5 FAR

Willing to sell 4.75 and 8.56 acre lots separately. High & Dry site (flood zone "X") with excellent development potential. Approx. 1,600 LF frontage on Fowler Ave & I-75 ramp, but does not have direct access from Fowler - Access is from Morris Bridge Rd. and 127th St.

Potential Zoning Change to: Industrial/ Commercial use.

LOCATION DESCRIPTION

NE Corner of the E Fowler Ave and I-75 intersection. Access from 122nd Ave E off Morris Bridge Rd at 127th Ave. Located convenient to USF, Advent Health Hospital, Moffitt Hospital, MOSI and Sun Dome stadium.



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2 INDUSTRIAL PARCELS AT FOWLER AVE. AND I-75 TOTALING 13.31 ACRES - SELLER FINANCING AVAILABLE

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LAND LOTS



# OF LOTS 2		TOTAL LOT SIZE 4.75 - 8.56 ACRES	TOTAL LOT PRICE \$500,000 - \$900,000	BEST USE INDUSTRIAL / COMMERCIAL WAREHOUSE/ FLEX SPACE			
STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available		9031 122nd Ave, Tampa, FL 33637	60036-0000	Industrial	4.75 Acres	\$500,000	AR with Future Land use of SMU-6
Available		0 122nd Ave, Tampa, FL 33637	60037-0000	Office	8.56 Acres	\$900,000	AR with Future Land use of SMU-6

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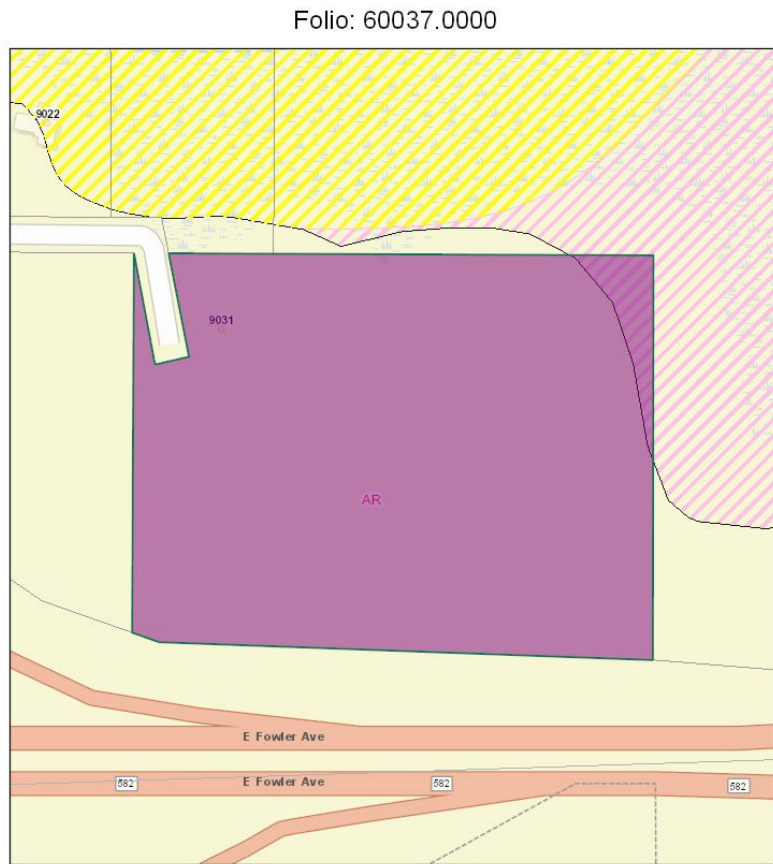
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PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AR
Description	Agricultural - Rural
Flood Zone:AE	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0236H
FIRM Panel	12057C0236H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120236C
County Wide Planning Area	East Rural
Census Data	Tract: 010213 Block: 1083
Census Data	Tract: 010213 Block: 1082
Future Landuse	SMU-6
Urban Service Area	TSA
Waste Water Interlocal	City of Tampa Waste Water
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 2
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	130' AMSL
Aviation Authority Height Restrictions	150' AMSL
Aviation Authority	Non-Compatible Use (Schools)
Competitive Sites	NO
Redevelopment Area	NO



December 5, 2019

1:1,772
 0 0.01 0.03 0.06 mi
 0 0.02 0.04 0.09 km

RD, Hillsborough County - Public Works - Geomatics - Streets & Addresses, EID

Hillsborough County Florida

Folio: 60037.0000
 PIN: U-07-28-20-ZZZ-000001-97360.0

Site Address:
 9031 122ND AVE
 TAMPA, FL 33637
 SEC-TWN-RNG: 07-28-20
 Acreage: 9.67325974

Landuse Code: 6000 AGRICULTURAL

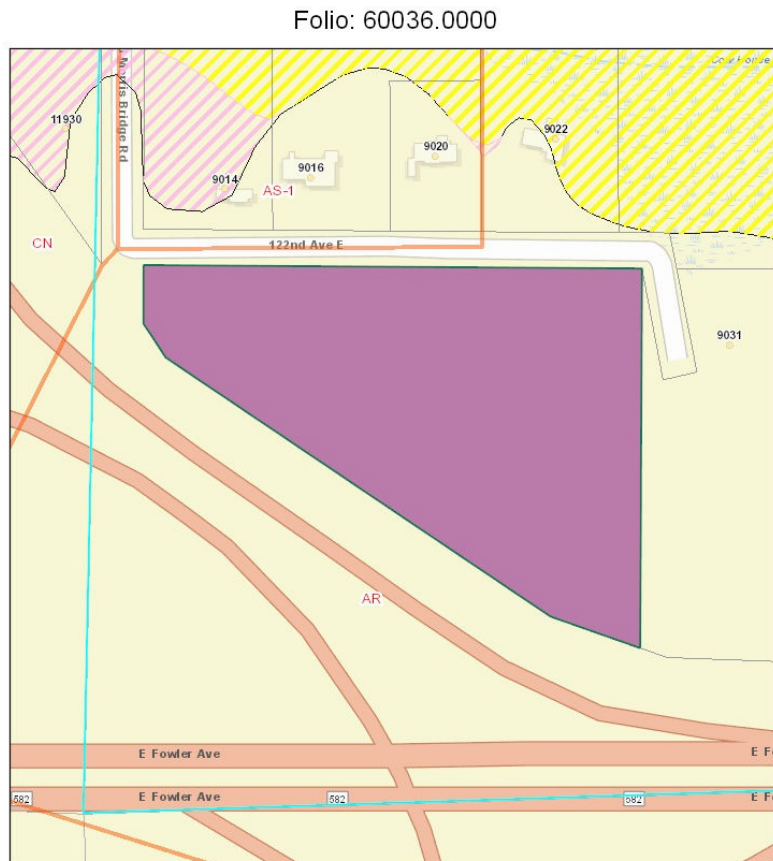
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- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



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Site Address:
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Acreage: 5.71436024

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FUTURE LAND USE INFORMATION FOR SMU-6

Map Color	Category	FAR	Dwelling units/net acre	Other Considerations	Key Characteristics
CC-35	Community Commercial-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Intensive and general commercial, service, office, and residential uses	Standard Development: • Up to 1.0 • > 1.0 up to 2.0 with performance provisions met	Up to 30 du/acre Up to 35.0 du/acre with bonus provisions met	<ul style="list-style-type: none"> Gathering places such as a plaza, courtyard, or park. Compatible public, quasi-public, and special uses. Development should include a mix of non-residential and residential uses with more intense development near major intersections. Projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development. If FAR is applied to a residential project to attain maximum density potential, development shall be consistent in character and scale with the surrounding residential built environment. 	<ul style="list-style-type: none"> A development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall; More intense mixed-use development at intersections with stepped down residential uses in between; Building heights that are typically up to 5 stories (number of stories varies by location, special district, or overlay district); Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection; Building facades and entrances that directly address the street; Buildings with pedestrian-oriented uses such as outdoor cafes located at the street level; Integrated (vertical and horizontal) residential and non-residential uses along the corridors; Parking that is located to the side or behind buildings, or in parking structures; Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions; Attractive streetscape with sidewalks designed to accommodate pedestrian traffic that includes appropriate landscaping, lighting, and pedestrian amenities/facilities; Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes; and *Any proposed development, city-wide, may develop up to 1.5 FAR, if all of the following are met: <ul style="list-style-type: none"> Subject site is greater than 0.35 acres; Subject site maintains frontage on an arterial roadway (length of frontage must meet minimum lot width standard in City Code); and Structure must have vertically integrated mix of at least 2 uses from 2 separate general use categories as outlined in City Code.
CMU-35	Community Mixed Use-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Retail, general commercial, service, office, and residential uses	Vertical Mixed-Use Development: • Up to 1.5* • > 1.5 up to 2.0 with performance provisions met			
SMU-6	Suburban Mixed Use-6: <i>Medium to low intensity/density uses</i> ➤ Single family detached and multi-family uses for areas north of Fletcher Avenue	Up to 0.5	Up to 6 du/acre	<ul style="list-style-type: none"> Accessory second units considered. Limited neighborhood commercial, residential office uses and general commercial uses. Limited townhomes considered in SMU-6. Compatible public, quasi-public, and special uses allowed. Projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development. If FAR is applied to a residential project to attain maximum density potential, development shall be consistent in character and scale with the surrounding residential built environment. 	<ul style="list-style-type: none"> A compact development pattern with buildings sited near adjacent streets to add character and spatial definition to the public realm; Centrally-located gathering places that may include a small park or greenspace, outdoor restaurant/café seating or other publicly accessible area that supports surrounding uses; Building facades and entrances with a high degree of transparency and on street and internal street fronting facades; Building heights that are typically up to 2 stories (number of stories varies by location, special district, or overlay district); Integrated (vertical and horizontal) residential and office uses; Separated parking such as between buildings, pedestrian paths, and landscaping; Attractive pedestrian streetscapes both internally and externally with broad sidewalks appointed with appropriate landscaping, lighting, and pedestrian amenities/facilities; Convenient and attractive pedestrian connections from adjoining neighborhoods and transit; Streets designed to integrate and balance safe pedestrian, bicycle, and transit use with efficient vehicular traffic flow; Attractive landscaping of public right-of-way with street trees and other plantings to enhance character and identity, and For areas south of Fletcher, SMU-6 is recommended solely for low intensity office infill.
SMU-3	Suburban Mixed Use-3: <i>Low intensity/density uses</i> ➤ Single family detached and multi-family uses	Up to 0.25	Up to 3 du/acre		

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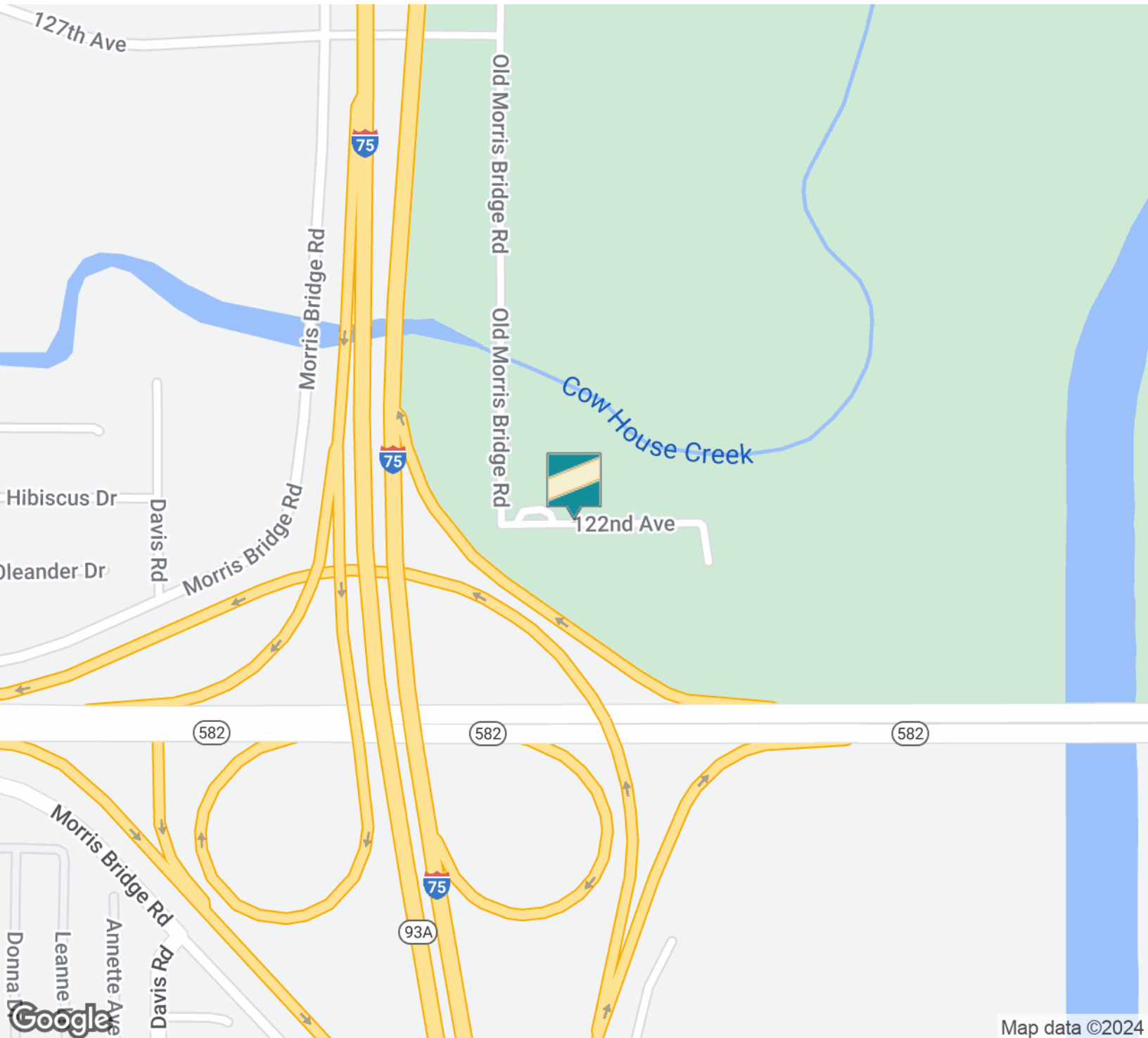
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LOCATION MAPS



Map data ©2024

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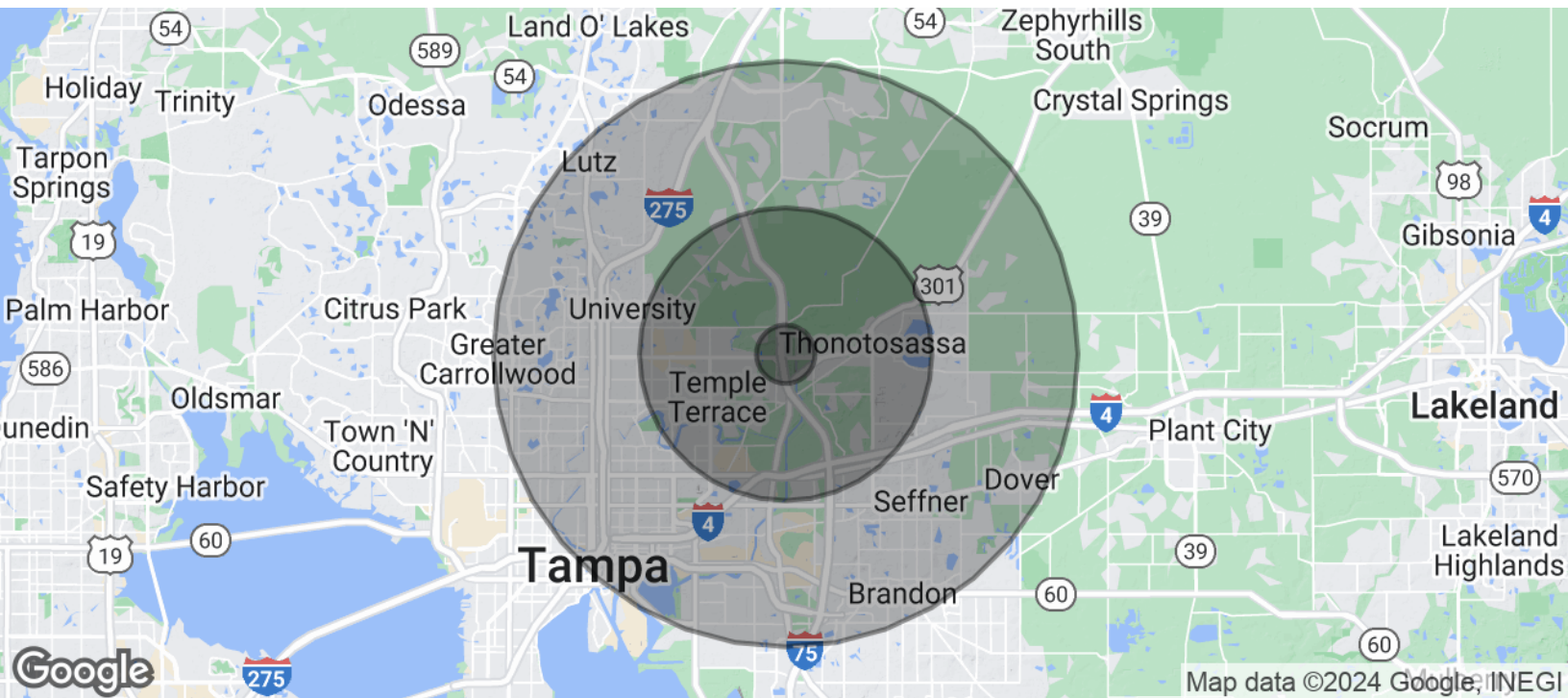
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,996	109,798	553,614
Average age	32.9	31.5	33.8
Average age (Male)	34.7	30.4	32.7
Average age (Female)	32.5	33.1	34.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,617	42,981	209,134
# of persons per HH	2.5	2.6	2.6
Average HH income	\$54,309	\$55,561	\$57,582
Average house value	\$172,540	\$191,460	\$209,696

* Demographic data derived from 2020 ACS - US Census

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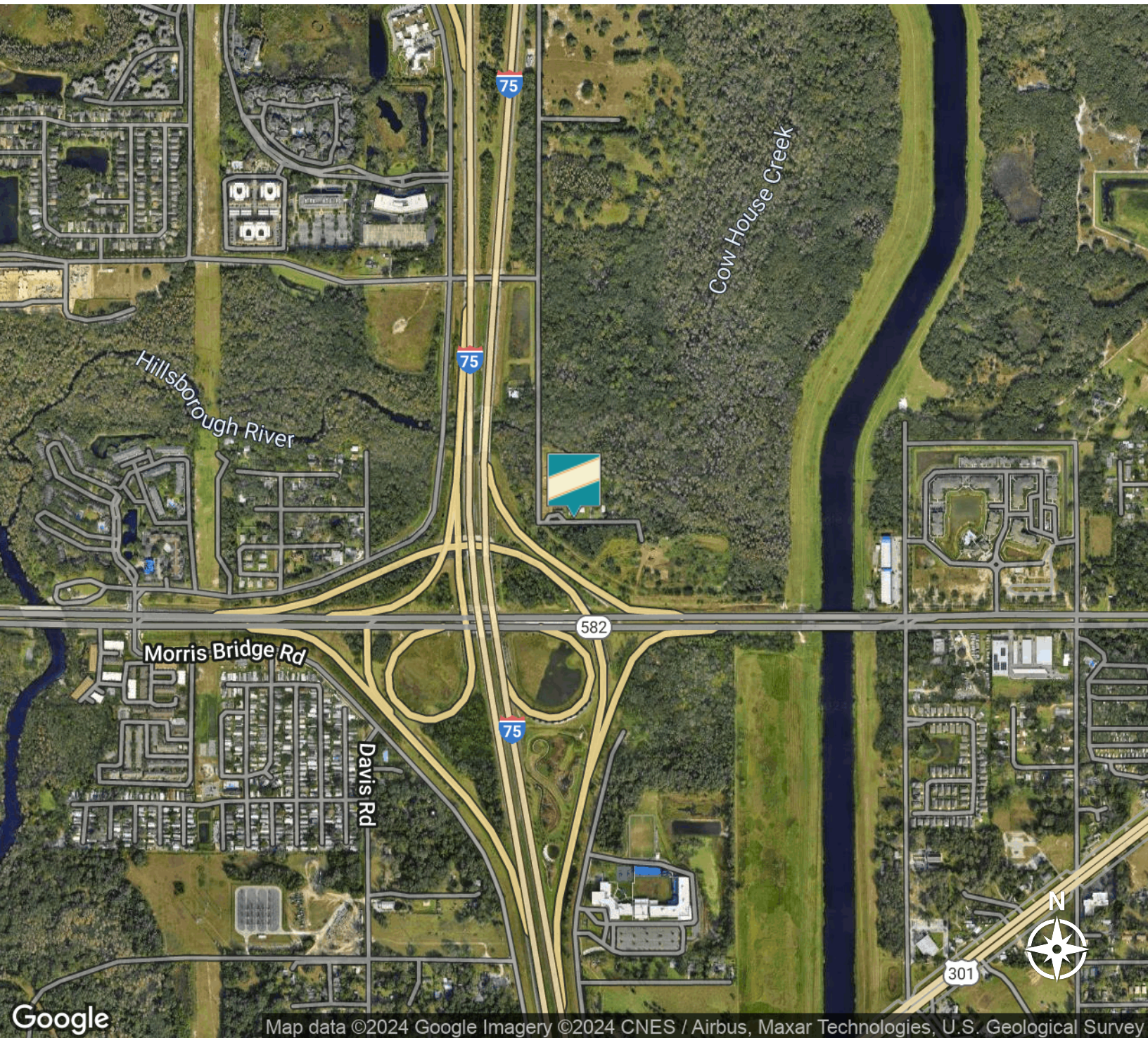
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AERIAL MAPS



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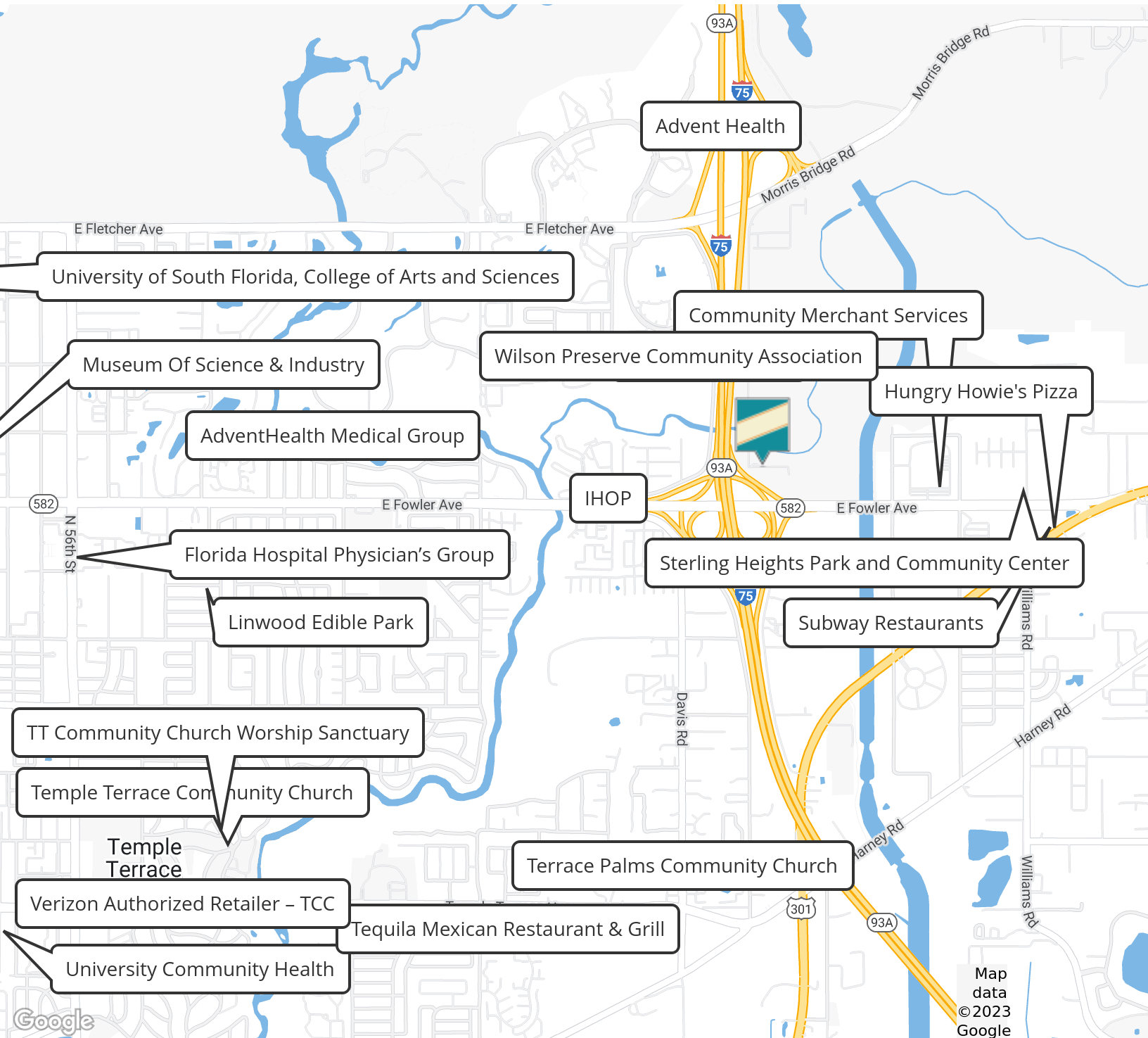
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RETAILER MAP



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ADVISOR BIO & CONTACT 1

SWAPNA SHAH

Associate



115 W Bearss Ave
Tampa, FL 33613
T 813.789.4142
C 813.789.4142
swapna@grimaldicommercialrealty.com

PROFESSIONAL BACKGROUND

Swapna Shah has a strong rapport and extensive professional experience working with the Tampa Bay community, and a passion for commercial real estate. She has demonstrated leadership qualities and is known in different venues as persuasive and getting the job done.

Swapna has a vast professional network and has been a Tampa Bay resident for over 25 years with personal experience investing in commercial real estate as an owner. When Swapna needed real estate experts 10 years ago to advise her regarding her commercial real estate needs, she turned to Grimaldi Commercial Realty, Tampa's most branded company. Because of Grimaldi Commercial Realty's integrity and straight forwardness in their dealings, she was left with such a positive impression. When Swapna ventured into real estate brokerage she knew that she wanted the finest commercial real estate company to mentor her to become a top notch real estate professional.

Swapna's own experience buying, selling and leasing has given her a keen understanding of client's needs. She is a poised and competent leader in our community and is capable and passionate about turning client's dreams into realities.

Areas of Expertise:

Hotels/Motels
Office/Medical
Investment Properties
Convenience stores/Gas Stations
1031 Exchanges
Land

EDUCATION

Swapna has a degree in Business Administration.

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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave
Tampa, FL 33613
T 813.882.0884
C 813.376.3386
kari@grimaldicommercialrealty.com
FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Crexo Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing
Medical Office Sales
Retail Sales
Industrial Sales
Multifamily Investments
Single NNN National Investments
Land & Commercial Development
Foreign Investors & Investment Specialist
Seller Finance and Creative Financing
1031 & Reverse Exchanges
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers

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